



CITY OF MORGAN HILL

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PLANNING COMMISSION MEETING MINUTES

REGULAR MEETING

MARCH 13, 2001

PRESENT: Lyle, McMahon, Mueller, Pinion, Ridner, Sullivan

ABSENT: Kennett

LATE: None

STAFF: Planning Manager (PM) Rowe and Minutes Clerk Johnson.

REGULAR MEETING

Vice-Chair Ridner called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

Minutes Clerk Johnson certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Vice-Chair Ridner opened the public hearing.

Mark Grzan, 680 Alamo Dr., addressed the Commissioners, calling attention to the need for consideration to Creeks and Streams in Morgan Hill. He requested the issue be agendaized at a future meeting for discussion relative to preservation and enhancement of Creeks and Streams within , and affecting, the City.

There being no others present who wished to address the Commission, the public hearing was closed.

MINUTES:

**FEBRUARY 27,
2001**

**COMMISSIONERS MUELLER/McMAHON MOTIONED TO APPROVE THE
FEBRUARY 27, 2001 MINUTES WITH THE FOLLOWING CORRECTIONS:**

Page 3, paragraph 7: (addition) There are projects that can use any allocations.

Page 3, paragraph 11: [the...] future allocations to be given

Page 5, paragraph 8: [taking...] allotments from the 2002-03 micro competition since almost all existing micro projects are on the behind/delinquent list.

Page 6, paragraph 1: [census...] the matter will be returned to the Planning Commission only if the number of new allotments from the census numbers more than 10.

Page 9, paragraph 1: ~~summary~~ text of the draft General Plan to be distributed as soon as it becomes available. He indicated the Parks Master Plan will be completed soon, as well, and that document should be distributed as well.

THE MOTION PASSED 6 - 0, WITH KENNETT ABSENT.

NEW BUSINESS:

1. GPA-00-05/

ZA-00-22:

MADRONE

PARKWAY-TBI

A request to amend the general plan land use designation and zoning designation on a 4.1 acre site located on the south east corner of the intersection of Madrone Parkway and Monterey Rd. The proposed request is would change the general plan land use designation from commercial to industrial and change the zoning designation from Service Commercial to Planned Unit Development, PUD. The PUD would allow for light industrial development.

PM Rowe presented the staff report: The request is to amend the General Plan and zoning for a 4.1 acre site on Monterey Road. This is part of a 74-acre site which has been designated industrial. This parcel, however, was retained as a commercially-zoned site. PM Rowe noted the applicant has stated one of the reasons for the proposed rezone is the enhancement of opportunity for employment in the community. Furthermore, he said, there is adequate land available for industrial development. PM Rowe also stated the proposal is consistent with the General Plan.

Commissioner Pinion asked if this property is where the Water Tower is located? [Yes] He noted that when the original request for rezone of the property was before the Commission, the owner asked this to be commercial with the other property zoned industrial. He wondered if there had been discussions as to how the Water Tower fits into this Industrial proposal?

PM Rowe responded that this was the case, and that considerable discussion had taken place as to how best to integrate the two properties to enhance the entrance to the business park. He assured the tank would be preserved. He recalled to the Commission that a recent permit had granted the placement of cellular transmitters on the tower, and that as a condition of that transaction, the tower is to be painted.

Commissioner Pinion also asked about traffic counts in the area being a factor of concern to industrial use.

Commissioner Sullivan asked about building heights in relation to the Water Tower and location(s) of parking facilities. She also asked if there were enough guidelines in place to enforce a "gateway" project such as is proposed.

PM Rowe reminded that there are building guidelines in place and with the Architectural Review Board being activated, “teeth” will be given to those guidelines. He further advised that the City Council had, on properties along the Monterey arterial, raised the bar on entrance designs. PM Rowe said that here is a chance of working with the developers to enhance entrances.

Commissioner Lyle asked if it would be possible to add conditions to the PUD (planned unit development) to ensure desired conditions are met? [Yes] He further suggested it might be in the best interest to consider adding to issues of the traffic conditions in the permit. Commissioner Lyle cited right of way/buffer zone and traffic circulation pattern questions. He also stated this presents a good opportunity for addressing the issues of buffer zones relating to such structures as the Water Tower.

Commissioner Sullivan said she is concerned that there would be no prohibition the developers from going for the with a change of designs at the present time.

Commissioner Mueller asked why this parcel is being looked at as industrial when it is zoned commercial. He spoke of a perceived need for commercial development to serve nearby residents. Commissioner Mueller said he has two major concerns with the proposal before the Commission: the gateway/entrance to the project and the Water Tower being a historic site. He said if a building is added there, it should look like a building of the 1890s and be an enhancement for the tower era.

Commissioner McMahon questioned PM Rowe if this is an internal accepted use; if the Water Tower site would be specifically affected by a zoning change. PM Rowe responded that a recent permit had granted the placement of cellular transmitters on the tower, which would appear to indicate the tower would not be further change, and again reminding this is a historical site and consequently impingement is restricted .

Commissioner Ridner asked clarification on the location of the site, asking for specific information regarding allowances of square footage by the current zoning and differences should the request be granted. PM Rowe responded that the current PUD would allow commercial uses with a maximum of 35,000 sf for retail area. Under the proposed amendment the site and adjacent properties would accommodate up to 150,000 sf of industrial space.

Vice-Chair Ridner opened the public hearing.

Brad Krouskup, 140 Blueberry Hill Dr., Los Gatos, developer of the business park, said there has been a change in thinking from the original plans, now the thinking is for more defined boundaries. He said the plan is to blend with Parcel B in the Business Park, and some reduction of density would result. Further, Mr. Krouskup said, this plan would help traffic patterns, providing positive reduction am/pm traffic trips. As to the Water Tower, he said, it is important to preserve it. In fact, the Water Tower is not owned by nor is it part of the business park, it being an island property. Mr. Krouskup spoke of the plan to build an masonry wall around the Water Tower site. He noted that in the permit granted for the cellular panels on

the Water Tower, auxiliary electrical buildings had been placed near the perimeter; he indicated landscaping was planned in those areas. Mr. Krouskup stated he believes the proposal fits with the E.P.T.P. to bring jobs into the City. He talked about planned signage for the entrance, further noting that discussion were underway to ensure that any building on the property would enhance and retain the historical flavor.

Commissioners inquired of specific issues including: proposed building design, traffic and parking issues, density of the business park, the potential of commercial enterprises and the basis for industrial use of the area.

Both Mr. Krouskup and PM Rowe responded to the queries, with Mr. Krouskup saying his investors believed that commercial/retail enterprises would compete with the downtown area. It was noted that the zoning is compatible with adjacent properties.

The public hearing was closed.

With further discussion, Commissioners noted that it would be desirable to see the gateway better utilized, assurance of retention of the historical value(s) of the site, traffic and parking, preservation of the Water Tower. A lack of pertinent information regarding specific concerns discussed.

COMMISSIONERS SULLIVAN/PINION MOTIONED TO CONTINUE THE MATTER UNTIL MARCH 27, 2001, AT WHICH TIME INFORMATION WITH SPECIFIC PUD LANGUAGE CHANGE IS TO BE PRESENTED TO THE PLANNING COMMISSIONERS. THE MOTION PASSED UNANIMOUSLY, WITH KENNETT ABSENT.

OTHER BUSINESS:

3. EOT-01-01/ (Responding to a request from Commissioner Pinion, this item was taken out of order.)

(VAR-99-03): A request for reconsideration of an extension of time so the applicant could be present for
MONTEREY-VIS- discussion of what has transpired over the last year and to answer questions of the
ION OF WRIGHT Commissioners.
/OAK GLEN
PLAZA

PM Rowe presented the staff report, citing the minutes of the February 8, 2000 Planning Commission meeting and information that the applicant had arranged for shared parking for the project. The project assessment was provided by PM Rowe as well. He also reviewed the decision of the Planning Commission at the February 26, 2001 meeting when the request for extension of time was denied.

Vice-Chair Ridner opened the public hearing.

Raj Khanna, 19130 Legend Ct., was present and told the Commissioner he would answer any questions.

Commissioner Sullivan asked that if the matter were to be continued, would all plans which encompass City regulations be in place?

Mr. Khanna assured this was the case.

PM Rowe informed that should the request for rehearing be granted it could be heard four weeks from this date.

The public hearing was closed.

Commissioners discussed the possibility of having the applicant appeal the matter directly to the City Council, noting his right to do so. Further discussion indicated that the Commissioners feel a responsibility to have all information available to provide the City Council should the matter rest with that body for decision-making.

COMMISSIONERS MUELLER/LYLE MOTIONED TO GRANT A REHEARING ON THE REQUEST OF EXTENSION OF TIME. THE MOTION PASSED 4 - 2 -1, WITH THE FOLLOWING VOTE: AYES: LYLE, MUELLER, RIDNER, SULLIVAN; NOES: McMAHON, PINION; ABSENT: KENNETT.

**2. REVIEW AND
DISCUSSION
WITH FY2002-03
RDCS OPEN/
MARKET
COMPETITION
APPLICANTS
(MP-00-13/MP-00-
15/MP-00-27)**

Scoring for those projects not meeting the designated threshold numbers through established criteria was presented but not discussed in depth by the Commission during the Measure P allocation process. This discussion would provide a vehicle for non-successful applicants to establish direction for deficiency identification and correction.

The list of projects targeted for dialogue was presented by PM Rowe, who indicated that several interested parties to the discussion were present in the audience. He further explained that the Staff has been working with the criteria subcommittee and will present information to the developers regarding the need for complete applications.

Vice-Chair Ridner opened the public hearing.

Bill McClintock, MH Engineering, Stuart Fahmy, and a representative of the Greater Bay Construction Company, all addressed specific projects, asking questions in categorical topics relating to the applications of interest to them.

Commissioners noted that the more complete an application, the better chance for maximum points. Traffic; Master plan requirements; specific wordings, e.g., limited entrances; suggestions for having the allocation process be bi-annual; density; lot lay-out, park placement, orderly and contiguous issues were discussed.

PM Rowe and all the Commissioners discussed each of the items with the speakers.

Commissioner Sullivan pointed to the importance of addressing Mark Grazan's presentation on Creeks and Streams, asking that the issue be brought back to the Commission for discussion

as Mr. Grazan had requested.

The matter of complete applications was reiterated and all interested parties were urged to attend the pre-planning conferences in an effort to enhance their applications.

The public hearing was closed.

**4. REVIEW OF
SUBCOMMITTEE
WORK PLAN
FOR CHANGES
TO THE
RDCS STAND-
ARDS AND
CRITERIA**

Commissioners Lyle and Mueller, who are subcommittee members, led the discussion(s) of matters under consideration for potential change. Concerns have been raised regarding the points in many categories being “maxed out”; consequently, deliberation is taking place regarding conceivable adjustments to those areas of difficulty.

It was noted that there is consideration being given to a subjective scoring procedure by Commissioners in specified categories, e.g., Lot Layout.

It is important, they noted, to eliminate duplication, thereby enhancing the process.

Commissioner Sullivan pointed to the importance of addressing Mark Grazan’s presentation on Creeks and Streams, asking that the issue be brought back to the Commission for discussion as Mr. Grazan had requested.

Dick Oliver and Carolyn Hipp were in the audience and both spoke to the issue of changes to the RDCS standards and criteria. Mr. Oliver said it would be good if the Building Department would provide objectivity in the area of quality of construction. He also spoke to the issue of agricultural buffer zones. Ms. Hipp reiterated earlier concerns regarding the Mello-Roos issues of school funding. She also suggested it would be beneficial to have all Staff members involved in scoring of the projects be present at the Committee meetings.

ANNOUNCEMENTS:

The schedule of subcommittee meetings was announced.

PM Rowe informed that the City Council heard the request for annexation on West Edmundson and that the matter has been continued.

ADJOURNMENT There being no further business, Vice-Chair Ridner adjourned the meeting at 9:56 p.m.

MINUTES RECORDED AND PREPARED BY:

JUDI H. JOHNSON
Minutes Clerk

PLANNING COMMISSION MINUTES

MARCH 13, 2001

PAGE -7-

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